

CHECKLIST OF ENVIRONMENTAL ISSUES

How long has the present owner owned the property? _____

History of prior owners? _____

What type of activities were conducted on the property by the present and prior owners? _____

What chemicals have been used, stored or disposed of on the property by each of the prior owners? _____

Were permits required for their use/storage/disposal? _____

Have any permits been revoked or not renewed? _____

Do the present owner's practices evidence proper handling of chemicals? _____

Has the property even been the subject of a local, state, or federal environmental investigation or cleanup? _____

Details _____

Has the property ever been listed on the Michigan Act 307 list or the National Priority List? _____

What are the present and past uses of adjacent land? _____

Does the property have underground storage tanks? _____

Have any tanks been removed? _____

What was stored in the tanks? _____

Are there plans showing locations and size? _____

Have the required state and federal notice reports been filed? _____

How old are each of the tanks? _____

Have the tanks and piping been tested for leakage? _____

When? _____

Have the new federal and state tank requirements been met? _____

Does the land appear stained or discolored? _____

Is there evidence of surface spills? _____

Are there areas of dead vegetation? _____

Have buildings been inspected or tested for presence of asbestos? _____

Is asbestos evident? _____

If so, is it damaged? _____

Has there ever been any testing for soil or groundwater contamination? _____

Is there a water well on site? _____

Has it been tested for contamination? _____

Has the Seller ever been sued or threatened with suit for personal injury or property damage allegedly caused by release of contaminants? _____

Details _____

Does seller maintain any insurance policy covering damages caused by contamination? _____

Have any claims been made? _____

Has the insurance company ever investigated the property? _____

Does the seller have a person who is in charge of compliance with environmental laws? _____

Name and Title _____

Has the seller ever cleaned up a spill or leak that was not reported to the DNR or EPA? _____

Does the property have equipment that generates emissions into the air? _____

Does the seller have a permit? _____

Have there ever been complaints of odors? _____

Is oil or petroleum stored on the property? _____ Where? _____

Any spills? _____

Is there, or has there been, PCB containing electrical equipment (capacitors or transformers) on the property?

Does the seller discharge industrial wastewater into the sewer system? _____

Is a permit required? _____

Signature

Date

Address of Lease Premises